

075.0

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0005.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
973,000 / 973,000  
973,000 / 973,000  
973,000 / 973,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PARKER RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: DEWITZ ANDREAS--ETAL	
Owner 2: ROGERS LILLA J	
Owner 3:	

Street 1: 6 PARKER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .249 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 2972 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10867		Sq. Ft.	Site		0	70.	0.69	4									522,206						522,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	10867.000	433,700	17,100	522,200	973,000	
Total Card	0.249	433,700	17,100	522,200	973,000	Entered Lot Size
Total Parcel	0.249	433,700	17,100	522,200	973,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	327.39	/Parcel: 327.39	Land Unit Type:

User Acct	47201
GIS Ref	
GIS Ref	
Insp Date	
10/29/18	



## USER DEFINED

Prior Id # 1:	47201
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	03:34:16
LAST REV	
Date	Time
10/25/19	11:24:08
danam	
6244	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,700	17100	10,867.	522,200	973,000		Year end	12/23/2021
2021	101	FV	418,100	17100	10,867.	522,200	957,400		Year End Roll	12/10/2020
2020	101	FV	418,000	17100	10,867.	522,200	957,300	957,300	Year End Roll	12/18/2019
2019	101	FV	326,900	0	10,867.	522,200	849,100	849,100	Year End Roll	1/3/2019
2018	101	FV	326,900	0	10,867.	447,600	774,500	774,500	Year End Roll	12/20/2017
2017	101	FV	326,900	0	10,867.	417,800	744,700	744,700	Year End Roll	1/3/2017
2016	101	FV	326,900	0	10,867.	358,100	685,000	685,000	Year End	1/4/2016
2015	101	FV	325,300	0	10,867.	320,800	646,100	646,100	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNER DOUGLAS	23107-564		4/26/1993		355,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2018	1034	Pool Hou	132,000					add Pool House
8/27/2015	1226	Alterati	13,740		8/27/2015			Rebuild new wlakwa

## ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2019	Permit Visit	DGM	D Mann
10/29/2018	Meas/Inspect	BS	Barbara S
2/13/2009	Meas/Inspect	372	PATRIOT
12/1/1999	Inspected	264	PATRIOT
10/21/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	19 - Ranch			Full Bath:	2	Rating:	Average	OF=WHIRLPOOL IN 3/4BATH.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	2 - Clapboard			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	SALMON			A Kits:		Rating:													
View / Desir:				Fpl:	3	Rating:	Average												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade: B- Good (-)				<b>CONDOS INFORMATION</b>															
Year Blt:	1951	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		No Unit	RMS	BRS	FL								
Prim Int Wal	1 - Drywall			Functional:		%		1	9	4	M								
Sec Int Wall:		%		Economic:		%													
Partition:	T - Typical			Special:		%													
Prim Floors:	3 - Hardwood			Override:		%													
Sec Floors:	4 - Carpet	50 %		Total:	18.6 %														
Bsmnt Flr:	4 - Carpet			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>											
Subfloor:				Basic \$ / SQ:	100.00			Rate	Parcel ID	Typ	Date								
Bsmnt Gar:				Size Adj.:	1.11666667														
Electric:	3 - Typical			Const Adj.:	1.00500000														
Insulation:	2 - Typical			Adj \$ / SQ:	112.225														
Int vs Ext:	S			Other Features:	115542														
Heat Fuel:	2 - Gas			Grade Factor:	1.21														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC: 100		LUC Factor:	1.00														
Solar HW:	NO	Central Vac: NO		Adj Total:	532787														
% Com Wal		% Sprinkled		Depreciation:	99098														
				Depreciated Total:	433688														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 075.0-0001-0005.A												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	5X13	A	AV	2018	6.00	T	5	101			400		400		
2	Frame Shed	D	Y	1	8X16	A	AV	2018	0.00	T	1	101							
43	Barn/Qrts	D	Y	1	18X22	VG	VG	2019	42.63	T	1	101			16,700		16,700		
More: N	Total Yard Items:	17,100		Total Special Features:					Total:			17,100							